

WREXHAM

Unit 14B Island Green Retail Park

AVAILABLE BY WAY OF
 ASSIGNMENT OR SUB-LEASE

Location

Island Green Retail Park is a busy retail park located on the fringe of Wrexham Town Centre and is anchored by **Wilkos** and **Asda Living**. Other retailers include **Costa Coffee**, **Heron Foods** and **Mountain Warehouse**.

The subject unit is located in an extremely prominent position on the entrance to the park, adjacent to **Dominos Pizza**. - please refer to the location plan of the reverse of these details.

Lease

The property is held by way of a 15 year lease from 14 April 2010 (expiry 13 April 2025) at a rent of **£30,000 per annum exclusive**.

The property is available by way of an assignment or sub-lease.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £25,500

Interested parties are advised to make their own enquiries with the local authority.

EPC

The Energy Performance asset rating is B47.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.



Accommodation

Ground Floor	1,490 sq.ft.	138.42 sq.m
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Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the agents

Llyr Emanuel 0151 236 6725

llyr@emanueloliver.com



50 metres

Experian Goad Plan Created: 24/01/2022
 Created By: Emanuel Oliver Ltd



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